

August 2020
22025, Dumfries, VA

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$20,741,454	\$15,717,268	31.97%
Avg Sold Price	\$421,132	\$403,007	4.50%
Median Sold Price	\$409,950	\$400,000	2.49%
Units Sold	50	39	28.21%
Avg Days on Market	14	25	-44.00%
Avg List Price for Solds	\$414,829	\$403,574	2.79%
Avg SP to OLP Ratio	101.3%	99.4%	1.92%
Ratio of Avg SP to Avg OLP	101.2%	99.2%	2.00%
Attached Avg Sold Price	\$341,393	\$301,307	13.30%
Detached Avg Sold Price	\$483,783	\$459,959	5.18%
Attached Units Sold	22	14	57.14%
Detached Units Sold	28	25	12.00%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2020	Aug 2019	% Change
Active Listings	17	46	-63.04%
New Listings	44	39	12.82%
New Under Contracts	0	27	0%
New Contingents	0	9	0%
New Pendings	48	36	33.33%
All Pendings	50	37	35.14%

Financing (Sold)

Assumption	0
Cash	3
Conventional	28
FHA	5
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	0
1 to 10	37
11 to 20	6
21 to 30	1
31 to 60	2
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	1	1	20	1	0	0
\$400K to \$499,999	1	0	2	0	12	0	0
\$500K to \$599,999	0	0	1	0	8	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	1	4	20	23	0	1
Avg Sold Price	\$415,000	\$315,000	\$413,750	\$347,032	\$498,954	\$0	\$255,000
Prev Year - Avg Sold Price	\$0	\$0	\$392,475	\$315,925	\$472,813	\$313,750	\$217,950
Avg Sold % Change	0.00%	0.00%	5.42%	9.85%	5.53%	0.00%	17.00%
Prev Year - # of Solds	0	0	4	8	21	4	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	2	0
0	5	0
7	0	0
2	0	0
1	0	0
0	0	0
0	0	0
0	0	0
10	7	0